



Leicester
City Council

Minutes of the Meeting of the
CONSERVATION ADVISORY PANEL

Held: WEDNESDAY, 27 JULY 2005 at 5.15pm

P R E S E N T :

R. Lawrence – Chair

Councillor Garrity

Councillor O'Brien

S. Bowyer	-	English Heritage
S. Britton	-	University of Leicester
J. Burrows	-	Leicester Civic Society
P. Draper	-	Royal Institution of Chartered Surveyors
M. Elliot	-	Person of Specialist Knowledge
R. Roenisch	-	Victorian Society

Officers in Attendance:

J. Carstairs	-	Urban Design Group, Regeneration and Culture Department
J. Crooks	-	Urban Design Group, Regeneration and Culture Department
R. Owen	-	Committee Services, Resources, Access and Diversity Department

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13. APOLOGIES FOR ABSENCE

There were apologies from S Dobby and Councillor Henry.

14. DECLARATIONS OF INTEREST

Councillor Garrity declared that as a Member of the Development Control Committee, she would not express an opinion on applications discussed.

15. TERMS OF REFERENCE

RESOLVED:

That the Terms of Reference be noted.

16. DATES OF MEETINGS

RESOLVED:

That the dates of meetings for 2005/06 be agreed.

17. MINUTES OF PREVIOUS MEETING

Malcolm Elliott said that he had sent apologies for the previous meeting but that these had not been recorded in the minutes.

RESOLVED:

That the minutes of the meeting of the Panel held on 29 June 2005 be confirmed as a correct record subject to the above amendment.

18. MATTERS ARISING FROM THE MINUTES

John Burrows reminded the Panel that during discussion on the Leicester College application, a Member had asked that the Developer be invited to a future meeting. Officers said this had not yet been arranged.

John Burrows also asked if the additional lighting on Molly O'Gradys (as raised under Any Other Urgent Business) had been investigated. Officers confirmed that this was being following up by the Compliance Team.

A Member of the Panel asked about the designation of a new Belvoir Street / Granby Street Conservation Area. Officers stated that this would be added to the work schedule.

19. DECISIONS MADE BY THE DEVELOPMENT CONTROL COMMITTEE

The Service Director, Environment, submitted a report on decisions made by the Development Control Committee on planning applications previously considered by the Conservation Advisory Panel.

RESOLVED:

That the report be received and the decisions taken be noted.

20. CURRENT DEVELOPMENT PROPOSALS

A) 2 ST MARTINS

Listed Building Consent 20050832, Planning Application 20050833 Change of use, partial demolition and redevelopment

The Director said that the proposal included the demolition of the 1950s single storey extension facing Greyfriars and redevelopment with a new three-storey block to create eight self-contained flats/studios.

The panel considered that the proposed new build was bland and unimaginative. They suggested that the mansard roof should be shallower to allow deeper profiled dormers, which would also improve the hierarchy of the elevation. They also thought the windows to the

ground floor should be increased in size, to differentiate from the upper floors. They would have preferred a good quality building reflecting the 21st century, but if a more traditional approach was preferred then it should be designed with an architectural approach afforded the adjacent historic buildings. The Panel had reservations about the courtyard becoming a dumping ground for litter and raised safety issues etc. They suggested a limited use of the courtyard for restaurant use would be desirable to bring some 'life' into it.

B) 2 CHURCH STREET/142 CHARLES STREET
Planning Application 20051233
Demolition, redevelopment

The Director said the application was for demolition of the Spread Eagle public house and adjacent 1950s building and the redevelopment of the site with a seven-storey mixed use comprising retail at ground floor level, offices on the first to fourth floors and restaurant / bar on the upper floors. The scheme also incorporated basement level car parking.

The panel considered that the Spread Eagle public house made a positive contribution to the conservation area and the street scene. The scale and style of the 1930s buildings in this area reflected an important point in Leicester's history which should not be lost. The panel felt that the proposal did not meet the basic tests laid out in PPG 15 when considering the demolition of a building in a conservation area. The panel had no objection to the principle of demolition of the adjacent building (Britannic House) providing a suitable scheme was submitted. The scale of the new build was thought to be inappropriate in this location.

C) 19-21 ST NICHOLAS PLACE
Planning Application 20051658
External alterations

The Director said that the application was for external alterations to the restaurant.

The panel felt that the whole shopfront should be re designed to reflect the proportions of the upper floors of the building. The spot lighting was thought to be excessive and the number of lights should be reduced. The panel had no objection to the proposed signage.

D) 24 KING STREET
Advertisement Consent 20051068
Illuminated signs

The Director reported that this was a retrospective application for the retention of an illuminated fascia sign and projecting signs.

The panel opposed the retention of the internally illuminated fascia sign -

they felt that it should not be internally illuminated and that the positioning was clumsy. The retention of the projecting sign was not opposed.

**E) 1-3 CHEAPSIDE
Planning Application 20050853
Signs**

The Director said this application was for an internally and externally illuminated fascia sign and an externally illuminated projecting sign.

The Panel raised no objection to the signs, but suggested that perhaps the owners could be persuaded to repaint the exterior.

**F) 9 CANK STREET
Planning Application 20051172
Change of use**

The Director said this application was for the conversion of the ground floor of the building (which was currently a vacant shop unit), to a casino.

The Panel requested more information on the Casino's plans for the ground floor. They did not want to see the ground floor windows blacked out as part of the new use. The panel raised concerns over the existing retail signage and asked if this could be removed and replaced with more suitable signage.

**G) 25-27 HORSEFAIR STREET
Planning Application 20051176
Change of use**

The Director reported that this application was for the change of use of the building from retail to financial services. The proposal would involve external alterations to both Market Place and Horsefair Street elevations.

The Panel thought that the proposed three doors to the Market Place elevation looked messy and cluttered. They queried the accuracy of the drawings as the left hand door appeared to be in the adjacent unit. The Panel had no objections to the Horsefair Street elevation.

**H) 123 BELGRAVE GATE
Planning Application 20051098
Change of use**

The Director said that this application was for the change of use of the first, second and third floors of the building from offices to four flats.

The panel were happy with the principle of the conversion but did not wish to see the original windows replaced. They did not want to see any change to the main front elevation and opposed the velux windows within the roof. If the roof was to be rebuilt as suggested on the plans it should re-use existing tiles.

I) 28 KNIGHTON ROAD
Planning Application 20051222
Change of use

The Director reported that this proposal was for the conversion of the existing house to a day care centre. The proposal involves external alterations to the attached garage.

The Panel felt that the change of use was acceptable but that a more sympathetic solution to the garage alterations could be achieved.

J) 5 SPRINGFIELD ROAD
Planning Application 20051250
External alterations

The Director said the application was for alterations to one of the windows in the front elevation.

The panel had no objection to making alterations to the existing dormer but felt that the proposed design was poor. A small increase in size might be acceptable if the window was extended upwards with a pitched roof and the existing cill line retained.

K) 99-101 AVENUE ROAD
Planning Application 20051175
Extension

The Director said that the building consisted of two flats dating from the late 1980s - consent for the flats was granted in 1987. This application was for an extension to the side of the flats.

The panel considered that the proposed extension was unacceptable because of its size and design. They felt that the remaining spaces within these backland developments were important and should be retained.

The Panel raised no objection to the following and they were therefore not formally considered.

L) 2 ST MARYS ROAD
Planning Application 20051126
External alterations

M) 9 ST ALBANS ROAD

**Planning application 20051215
New windows**

**N) 18 KING STREET
Planning Application 20051161
External alterations**

21. ANY OTHER URGENT BUSINESS

John Burrows said he had heard that the HSBC building was to be vacated soon, and that it may become a pub/restaurant conversion.

Members requested that Conservation Officers' recommendations be included for all B list items.

22. CLOSE OF MEETING

The meeting closed at 6.30pm.

